



CITY HALL • 100 STATE STREET • BELOIT, WI 53511

MEETING NOTICE AND AGENDA
Community Development Authority
June 22, 2016 at 4:30 pm
The Forum
Beloit City Hall
100 State Street

1. Call to Order and Roll Call
2. Citizen Participation
3. Review and Consideration of the Minutes of the Regular Meeting held on May 25, 2016
4. Beloit Housing Authority
 - a. Presentation of May Activity Report (Pollard)
 - b. Presentation of April Financial Report (Pollard)
 - c. Review and Consideration of Resolution 2016-10, Approval to Award the Parker Bluff Landscaping Contract to the Lowest Qualified Bidder (Cole)
5. Neighborhood Revitalization Activities
 - a. Review and Consideration of Resolution 2016-07, Recommending a Change in the Use of the 2014 and 2015 HOME Community Housing Development Organization (CHDO) Funds (Christensen)
 - b. Review and Consideration of Resolution 2016-08, Authorizing the Sale of 340 Highland to the Wisconsin Partnership for Housing Development (Christensen)
 - c. Review and Consideration of Resolution 2016-09, Recommending 2017 Community Development Block Grant Local Funding Priorities (Downing)
6. Adjournment

*If you are unable to attend this meeting, notify the Housing Authority Office at 364-8740 **no later than 4:00 PM the day before the meeting.***

Notice Mailed: June 17, 2016

Approved: Julie Christensen, Exec. Director

** Please note that upon reasonable notice, at least 24 hours in advance, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the City Clerk's Office at 364-6680, 100 State Street, Beloit, WI 53511.

Minutes
Beloit Community Development Authority
100 State Street, Beloit WI 53511
May 25, 2016
4:30 P.M.

The regular meeting of the City of Beloit Community Development Authority was held on Wednesday, May 25, 2016, in the Forum of Beloit City Hall, 100 State Street.

1. **Call to Order and Roll Call:**

Meeting was called to order by Commissioner Evans at 4:33 p.m.

Present: Commissioners Baker, Casares, Evans and Preuschl

Absent: Commissioners Ellison, Hendrix and Webster

Staff Present: Julie Christensen, Cathy Pollard and Ann Purifoy

2. **Citizen Participation:**

None

3. **Review and Consideration of the Minutes of the Special Meeting held on May 4, 2016.**

Motion was made by Commissioner Baker and seconded by Commissioner Casares to approve the minutes of the Special Meeting held on May 4, 2016.

Motion carried unanimously.

4. **Housing Authority:**

a. **Presentation of April Activity Report**

Cathy Pollard, Beloit Housing Authority Director, gave a brief summary of the report.

Yesterday we learned that one of our units on Ritscher has a bed bug infestation. The tenants will be relocated and that unit will be vacant until the pests are exterminated.

Cathy explained the porting process, inspection procedure as well as outstanding accounts receivable charges to new Board members.

b. **Presentation of January Financial Report**

Cathy Pollard gave a brief summary of the report.

Our cash flow was very good in January for all three (3) programs. We met with our Phase 1 investors this morning and they reported that they are very happy with the return on their investments. Our Phase 2 GAP loan is on target to be paid off by the end of 2017, which is five (5) years early.

c. Presentation of February Financial Report
Cathy Pollard gave a brief summary of the report.

d. Presentation of March Financial Report
Cathy Pollard gave a brief summary of the report.

Cathy has noticed a trend involving a fluctuation in the HUD Grants/Subsidies funds that we receive. This variation is due to HUD giving us supplemental additions to our operating subsidy at the end of a financial cycle.

5. **Adjournment:**
Motion by Commissioner Preuschl and second by Commissioner Baker to adjourn at 5:04 p.m. Motion carried.

**REPORT TO THE
BELOIT COMMUNITY DEVELOPMENT AUTHORITY**

AGENDA ITEM: 4a

TOPIC: May Activity Report

REQUESTED ACTION: Information only- No action required

PRESENTER: Cathy Pollard

STAFF REPORT:

Public Housing:

There was one vacancy in public housing units in May and no upcoming vacancies in June of 2016. Public housing accounts receivable on occupied units totaled \$3,700.09 and vacated units totaled \$17,084.50 at the end of May, 2016 which brings the totaled outstanding public housing accounts receivable to \$20,784.59. Three applicants were pulled from the public housing waiting list in May; two applicants were briefed. 11 public housing inspections and 30 annual and interim re-certifications were completed in May.

Section 8:

569 vouchers were housed by May 31, 2016 with 10 voucher holders either searching for units or waiting for passed inspections. 9 portable vouchers were paid by BHA in May with 4 families waiting to Port-Out. 64 Section 8 inspections were completed in May, and the Housing Specialists completed 79 annual or interim re-certifications in May. No applicants were notified: none were briefed.

ATTACHMENTS:

May Activity Report

**Beloit Community Development Authority
Activity Report to Board for June 2016**

May (2016) Activity Report

Public Housing

Tenants Accounts Receivable

Outstanding Receivables – Occupied Units 05/31/16	\$ 3,700.09
Outstanding Receivables – Vacated Units 05/31/16	\$ 16,721.32
Outstanding Receivables – Occupied Units 04/30/16	\$ 4,972.91
Outstanding Receivables – Vacated Units 04/30/16	\$ 17,084.50
Total May 31, 2016 Outstanding Receivables:	\$ 20,784.59
Total April 30, 2016 Outstanding Receivables:	\$ 21,613.67
Decrease of:	\$ 828.08

Vacancies – 05/31/2016

Total Public Housing Units

131 Units
99% Occupancy

1 Vacancy:	0	Elderly - 100% Occupancy
	1	Family - 99% Occupancy

Public Housing Inspections

14 Inspections completed. There were 11 annual inspections; there were no move-out inspections. There were 3 move-in inspections. There was 0 housekeeping inspections 0 exterior inspections and no re-inspections.

Public Housing Activities

Annual Recerts:	9
Interim Recerts:	21
Notice to Vacate:	0

New Tenants:	2
Transfers:	0
Lease Terminations:	0
Possible Program Violations:	3
Evictions	0

Public Housing Briefings

Number Notified:	3
Number Briefed:	2

Section 8 Program

Total Section 8 Vouchers

598 Vouchers

May

569 under lease - 93% Occupancy
 9 Portable Vouchers –9 Not Absorbed (1/Port-In)
 10 Voucher holders searching or waiting for passed inspections

Section 8 Inspections

64 inspections were completed in May. 36 were annual inspections. 8 were initial inspections, 13 were re-inspections, 0 project based inspections, 5 WHEDA and there were 2 special inspections.

Section 8 Activities

New Participants:	5	
Annual Recerts:	31	
Interim Recerts:	48	
Abatements:	2	
Movers:	3	
Possible Program Violations:	7	program violations
End of Program	0	

Section 8 Briefings

Number Notified:	0
Number Briefed:	0

APPLICATIONS:

Waiting List: 170 Public Housing East
 168 Public Housing West
 180 Parker Bluff
 112 Project-Based
 515 Sec. 8

1 Tenants removed for Repayment Default
0 Tenants removed for unreported income
0 Tenants removed for unauthorized occupants
0 Applicants removed over income
Some applicants are on both lists, some are not
Section 8 waiting list opened 4/4/11

Cash Flow Statement
Beloit Housing Authority
April 30, 2016

	BHA YTD	LLC Phase 1 & 2	HCV YTD	YTD Budget	Variance
	Actual	Actual	Actual		Over (Under)
Income					
Dwelling Rent/Utilities	21,957.00	73,041.78	-	-	94,998.78
Interest on Investments	39.43	234.49	55.12	-	329.04
Other Income	42,710.71	179,883.30	5,101.30	-	227,695.31
HUD Admin Fees	-	-	117,593.00	-	117,593.00
HUD Grants/Subsidies	110,848.54	-	970,090.13	-	1,080,938.67
Total Income	175,555.68	253,159.57	1,092,839.55	-	1,521,554.80
Expenses					
	BHA YTD	LLC Phase 1 & 2	HCV YTD	YTD Budget	Variance
	Actual	Actual	Actual		Under (Over)
Administrative					
Salaries/Benefits	73,125.99	34,155.16	75,971.78	-	(183,252.93)
Office Expenses	6,965.24	31,811.05	5,082.49	-	(43,858.78)
Office Contracted Services	1,347.63	-	3,307.33	-	(4,654.96)
Oper Sub Transfer/Mgmt Fee Pd	-	6,775.05	-	-	(6,775.05)
Housing Assistance Pmts	-	-	933,547.58	-	(933,547.58)
Maintenance					
Salaries/Benefits	6,045.42	46,405.66	-	-	(52,451.08)
Materials & Supplies	4,647.77	1,670.22	-	-	(6,317.99)
Maintenance Contracts	2,513.95	12,563.77	-	-	(15,077.72)
Utilities	3,782.00	15,426.14	-	-	(19,208.14)
Other Operating					
Protective Services	848.58	704.61	-	-	(1,553.19)
Insurance	3,950.47	7,909.47	1,638.05	-	(13,497.99)
PILOT	621.26	5,761.54	-	-	(6,382.80)
Other Operating Expenses	102,965.88	3,559.32	1,141.14	-	(107,666.34)
Total Expenses	206,814.19	166,741.99	1,020,688.37	-	(1,394,244.55)
Net Admin Income (Loss)	(31,258.51)	86,417.58	35,608.63		
Net HAP Income (Loss)			36,542.55		
Total YTD Income (Loss)	(31,258.51)	86,417.58	72,151.18		

Consolidated 2016 Budget Report for Beloit Housing Authority - April 2016

	Income	YTD Actual						Annual Board Approved Budget			
		Approved YTD	LIPH	LIPH Grant	PBV	Phase 1 & 2	HCV	Agency Total	LIPH/LLC	HCV	Total
1	Dwelling Rental	-			21,957.00	73,041.78		94,998.78			-
2	Excess Utilities	-						-			-
3	Interest on Unrestricted Fund Investments	-	39.43			234.49	55.12	329.04			-
4	Interest on Restricted Fund Investments	-						-			-
5	Other Income - Tenants	-			611.73	11,375.42	4,974.46	16,961.61			-
6	HAP Fraud Recovery & FSS Forfeitures	-	2,267.36				6,918.13	9,185.49			-
7	Other Income - Bad Debt Collections	-	11,394.99					11,394.99			-
8	Other Income - Laundry/Copy Fees/Mgmt	-	28,436.63		65,542.00		126.84	94,105.47			-
9	Other Income - Grants	-	7,470.54					7,470.54			-
10	Other Income - Sale of Asset Gain/Loss	-						-			-
11	Admin Fees Earned - HUD	-					117,593.00	117,593.00			-
12	Incoming Billable Admin Fees/Oper Sub	-				102,965.88		102,965.88			-
13	HAP Subsidy	-					963,172.00	963,172.00			-
14	Operating Subsidy	-	103,378.00					103,378.00			-
	Total Income	-	152,986.95	-	22,568.73	253,159.57	1,092,839.55	1,521,554.80	-	-	-
	Expenses	Approved YTD	LIPH	LIPH Grant	PBV	Phase 1 & 2	HCV	Agency Total	LIPH/LLC	HCV	Total
	Administrative Expenses										
15	Admin Salaries	-	36,101.25		5,396.80	34,155.16	52,550.23	128,203.44			-
16	FSS Coordinator Admin Salaries	-	14,121.53					14,121.53			-
17	Admin Employee Benefits	-	10,983.46		1,601.96		23,421.55	36,006.97			-
18	FSS Coordinator Admin Benefits	-	4,920.99					4,920.99			-
19	Advertising & Marketing	-						-			-
20	Legal	-				1,794.38		1,794.38			-
21	Staff Training	-	200.00					200.00			-
22	Travel	-	330.90					330.90			-
23	Accounting Consultants	-	2,471.00		295.00	5,378.00	1,920.00	10,064.00			-
24	Audit Fee	-				18,500.00		18,500.00			-
25	Telephone	-	377.48				341.43	718.91			-
26	Postage	-	720.73					720.73			-
27	Office Supplies	-	1,521.13				1,280.44	2,801.57			-
28	Memberships & Publications	-	70.00					70.00			-
29	Bank Fees	-					787.71	787.71			-
30	Computer Maintenance	-						-			-
31	Copier Expenses	-	1,102.63				1,102.59	2,205.22			-
32	Office Equipment Maintenance	-						-			-
33	Postage Machine	-					1,949.74	1,949.74			-
34	Software Maintenance	-	245.00				255.00	500.00			-
35	Outgoing Portable Admin Fees	-						-			-
36	Sundry Administration/WHEDA Fees	-	79.00		900.00	6,138.67	752.91	7,870.58			-
37	Management Improvements	-						-			-
38	Management Fees	-				6,775.05		6,775.05			-
39	Eviction & Collection Agent Fees	-						-			-
40	HAP Expense	-					933,547.58	933,547.58			-
	HAP Overfunding (Underfunding)						36,542.55				-
	Maintenance Expenses										
41	Maintenance Salaries	-	1,347.74		2,070.21	46,405.66		49,823.61			-
42	Casual Labor - Maintenance	-						-			-
43	Maintenance Benefits	-	1,720.30		907.17			2,627.47			-
44	Maintenance Materials & Supplies	-	1,414.97		49.98	1,670.22		3,135.17			-
45	Plumbing Supplies	-	656.45					656.45			-
46	Locks, Locksets & Keys	-						-			-
47	Electrical Supplies	-	1,170.35					1,170.35			-
48	Painting Supplies	-	279.75					279.75			-
49	Cleaning Supplies	-	1,076.27					1,076.27	-	-	-

50	Equipment Repair Parts	-					-	-	-	-
51	Maintenance Contracted Services	-	1,246.53		178.30	11,520.39	12,945.22			-
52	Refuse Removal Services	-	5.00		(5.00)	1,038.66	1,038.66			-
53	Plumbing Repair Services	-					-			-
54	Heating/AC Repair Services	-	321.76			96.00	417.76			-
55	Electric Repair Service	-					-			-
56	Window Repair Service	-					-			-
57	Automotive Repairs/Fuel	-	633.02				633.02			-
58	Elevator Repair & Maintenance	-					-			-
59	Pest Control Services	-					-			-
60	Cable TV	-				(91.28)	(91.28)			-
61	Answering Service	-	134.34				134.34			-
62	Major Appliance Repair	-					-			-
63	Clean/Paint Units	-					-			-
	Utilities Expenses									
64	Water/Sewer	-	484.30		643.90	7,260.76	8,388.96			-
65	Electricity	-	1,704.25		54.45	5,058.20	6,816.90			-
66	Natural Gas	-	752.99		142.11	3,107.18	4,002.28			-
	Other Operating Expenses									
67	Protective Services Contract	-	848.58			704.61	1,553.19			-
68	Insurance	-	3,132.26		818.21	7,909.47	13,497.99	1,638.05		-
69	PILOT	-			621.26	5,761.54	6,382.80			-
70	Compensated Absences	-					-			-
71	Collection Losses	-					-			-
72	Replacement Reserves & Debt Pmt-Princ	-					-			-
73	Other General Expense/Asset Mgmt Fees	-	102,965.88			3,559.32	107,666.34	1,141.14		-
74	Casualty Losses - Non Capitalized	-					-			-
75	Capital Expenditures - Operations	-					-			-
	Total Expense	-	193,139.84	-	13,674.35	166,741.99	1,020,688.37	1,394,244.55	-	-

	LIPH	LIPH Grant	PBV	Phase 1 & 2	HCV	Agency Total	Budget LIPH	Budget HCV	Budget Total
Operating Reserve - FYE 12/31/15	5,192,149.00	-	130,720.00	107,888.00	314,295.00	5,745,052.00	5,430,757.00	-	5,430,757.00
Change in Operating Reserve FYE 12/31/14 (reserve/deficit)	(40,152.89)	-	8,894.38	86,417.58	35,608.63	90,767.70	-	-	-
Operating Reserve at end Period for 2015	5,151,996.11	-	139,614.38	194,305.58	349,903.63	5,835,819.70	5,430,757.00	-	5,430,757.00
**LIPH Operating Reserve includes \$4,210,000.02 of money unavailable due to tax credit revenue on paper only									
Physical Operating Reserve at end of Period for 2015	941,996.09	-	139,614.38	194,305.58	349,903.63	1,751,426.87			

SECTION 8 Funding Analysis

HAP	
HAP Funding received from HUD YTD	963,172.00
Fraud Recovery/FSS Forfeitures	6,918.13
Restricted Net Asset Interest Earned	-
HAP Payments made YTD	933,547.58
Under (Over) spending YTD	36,542.55
HAP Reserve FYE 12/31/15 *	50,462.00
HAP Reserve Balance at end of Period for 2016	87,004.55
ADMIN FEES	
Administrative Funding received from HUD YTD	117,593.00
Income from other funding sources	5,156.42
Administrative Expenses YTD	87,140.79
Under (Over) spending YTD	35,608.63
Admin Fee Reserve FYE 12/31/15	314,295.00
FSS Grant Shortage at end of Period for 2016	-
Admin Fee Reserve Balance at end of Period for 2016	349,903.63

FSS Grant Tracking	
FSS Grant Funding received from HUD YTD	-
FSS Coordinator Expenses YTD	-
Under (Over) spending YTD	-
FSS Grant Reserve FYE 12/31/14	-
FSS Grant Reserve Balance at end of Period for 2015	-



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REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 5a

TOPIC: Resolution Recommending a Change in the Use of CHDO Funds to City Council

ACTION: Consideration of Resolution 2016-07 Recommending Approval of the Change in the Use of 2014 and 2015 CHDO Funds

PRESENTER: Julie Christensen

STAFF REPORT:

In July 2001, the City Council approved an intergovernmental agreement with Rock County and Janesville regarding the Rock County HOME Consortium. This agreement created the Consortium and made us eligible to receive an annual allocation of HOME dollars. According to HOME Investment Partnership Program guidelines, 15 percent must be allocated to a Community Housing Development Organization (CHDO). In the HOME Consortium agreement, it was determined that this 15 percent would be allocated to a CHDO in Beloit.

For the 2014 program year, \$71,981.55 is available for CHDO activities, and \$65,238.60 is available for the 2015 Program Year. The 2014 CHDO funds are required to be committed to a specific project by July 31, 2016, and the 2015 funds have a commitment date of 2017. For the 2014 and 2015 program years, the City Council approved allocating the CHDO funds to Acquisition-Rehabilitation Projects. However, since that time, we have determined that there is a need to construct infill residential construction in the Near Westside Neighborhood. Last year, the Community Development Authority (CDA) purchased 340 Highland with the intention of constructing a new single family house on the property. We are recommending using the 2014 and 2015 funds for the construction of a house on this lot.

At this time, there are three eligible CHDOs in Rock County: Community Action, NeighborWorks Blackhawk Region (NHS), and the Wisconsin Partnership for Housing Development (WPHD). Community Action is currently in the process of rehabbing two houses in the Merrill Neighborhood, NeighborWorks is in the process of rehabbing three houses in the Near Westside Neighborhood. Therefore, we are recommending a partnership with WPHD for the

use of these funds. The next item on the agenda addresses the transfer of the lot located at 340 Highland Avenue for this purpose.

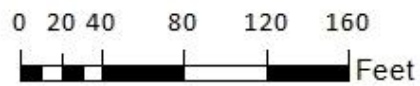
STAFF RECOMMENDATION:

Staff recommends that the Resolution 2016-07 be approved.

ATTACHMENTS:

Location Map and Resolution 2016-07

Location Map - 340 Highland Avenue



RESOLUTION 2016-07

RECOMMENDING APPROVAL OF THE CHANGE IN THE USE OF COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) FUNDS

WHEREAS, the Rock County HOME Consortium has been awarded \$71,981.55 in 2014 HOME Investment Partnership (HOME) funds and \$65,238.60 in 2015 HOME Funds to be allocated to Community Housing Development Organization (CHDO) projects, and

WHEREAS, the 2014 and 2015 CHDO funds are required to be expended on development activities in the City of Beloit, and

WHEREAS, the CHDO dollars were allocated to purchase-rehabilitation activities when they were budgeted for the 2014 and 2015 program years, and

WHEREAS, we have identified a need to construct infill residential construction on a vacant lot already owned by the Community Development Authority, and

WHEREAS, infill residential development is consistent with the City's Consolidated Plan and the Consortium's Consolidated Plan.

NOW THEREFORE BE IT RESOLVED, that the Community Development Authority recommends that the City Council change the use of the 2014 and 2015 CHDO funds from Acquisition-Rehabilitation to New Construction.

Adopted this 22nd day of June, 2016.

Loretta Evans, Chairperson
Beloit Community Development Authority

ATTEST:

Julie Christensen, Executive Director
Beloit Community Development Authority



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REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 5b

TOPIC: Sale of 340 Highland Avenue Street to Wisconsin Partnership for Housing Development

ACTION: Consideration of Resolution 2016-08

PRESENTER: Julie Christensen

STAFF REPORT:

Last year, the Community Development Authority purchased 340 Highland from Rock County using NSP3 funds. The property is a vacant lot (see attached Location Map). The intention of the purchase was to land bank the property and in the future to construct a single family house on the property.

At this point, the City needs to commit the 2014 and 2015 HOME Investment Partnership Program (HOME) funds allocated for Community Housing Development Organization (CHDO) projects. These funds can only be used for development activities, such as New Construction and Acquisition-Rehabilitation. Therefore, we are proposing to sell this lot at 340 Highland Avenue to the Wisconsin Partnership for Housing Development (WPHD) for \$1.00, so that the CHDO funds can be used for the construction of a house on this lot.

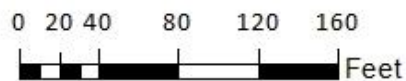
The attached drawings show the elevations and floor plan for a house WPHD is currently constructing in Janesville. They are proposing a similar design for the house to be located at 340 Highland Avenue.

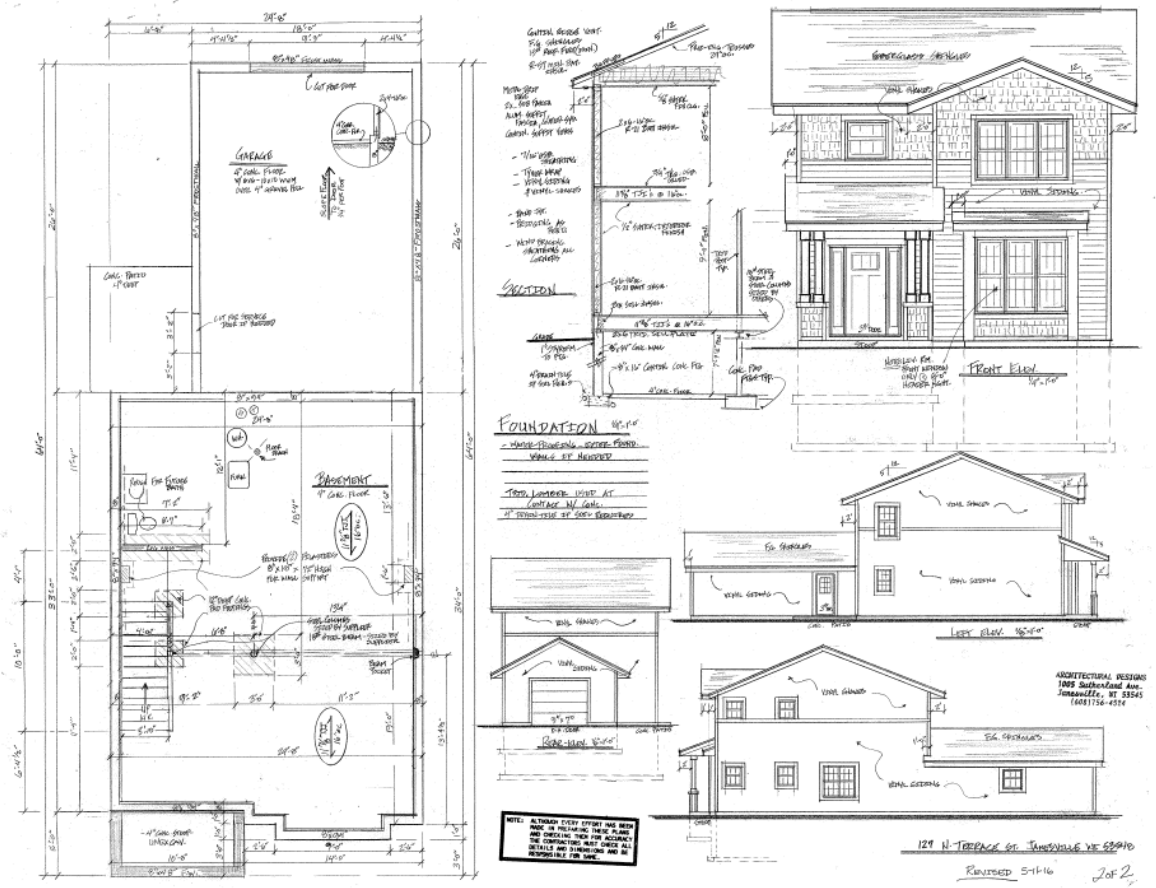
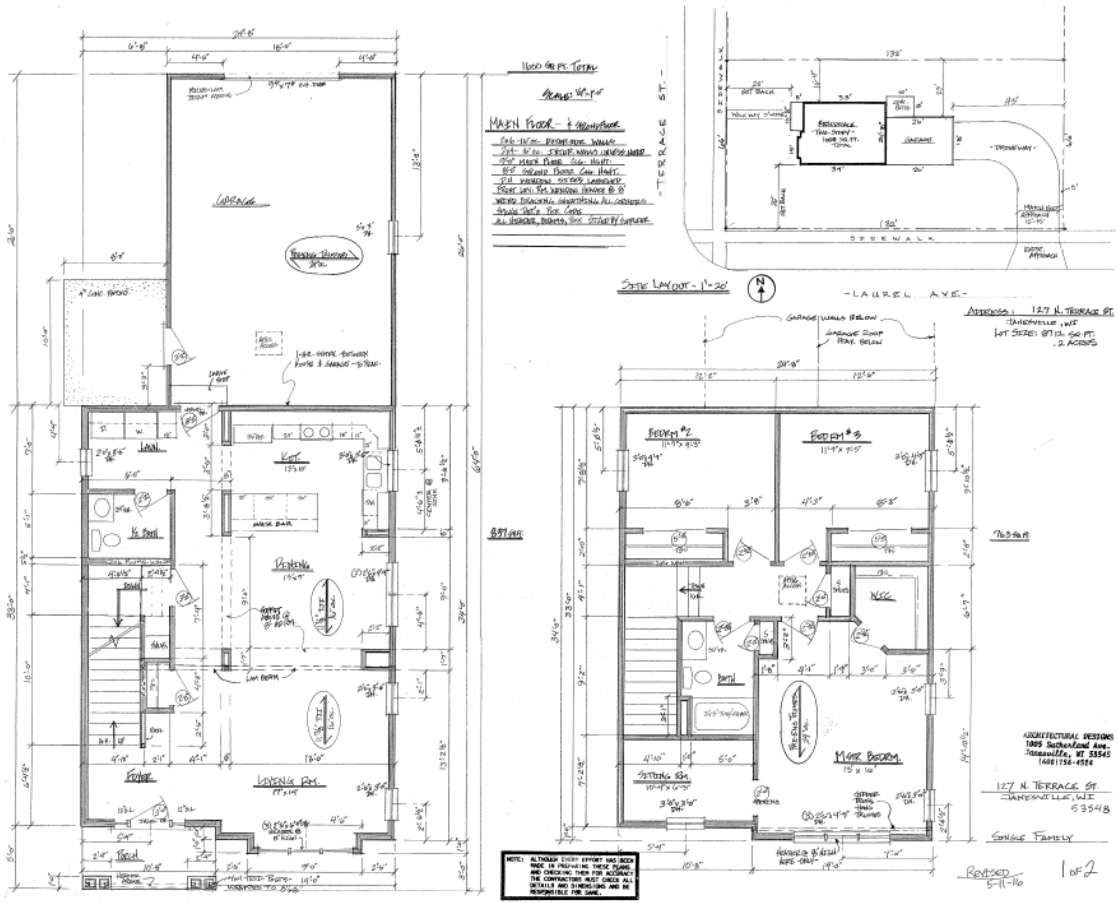
On the attached Location Map, you will see a note that we are proposing to sell 340 Highland Avenue and half of 348 Highland Avenue to WPHD. NeighborWorks Blackhawk Region owns the lot at 348 Highland Avenue which is adjacent to 340 Highland Avenue. We are working with NeighborWorks Blackhawk Region to divide the lot located at 348 Highland in half and combine the east half with the property at 340 Highland. Then, they would combine the west half to the property they own at 354 Highland Avenue which is currently being rehabbed.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 2016-08, Authorizing the Sale of 340 Highland Avenue to Wisconsin Partnership for Housing Development.

Location Map - 340 Highland Avenue





RESOLUTION 2016-08

**AUTHORIZING THE SALE OF 340 HIGHLAND AVENUE
TO WISCONSIN PARTNERSHIP FOR HOUSING DEVELOPMENT**

WHEREAS, the Community Development Authority purchased 340 Highland Avenue with the intention of constructing a single family house on the property; and

WHEREAS, the City of Beloit currently has funds available for the development of new housing in Beloit; and

WHEREAS, City staff has received a preliminary proposal from Wisconsin Partnership for Housing Development to construct a new single family house at this location; and

WHEREAS, WPHD's proposal includes purchasing the land from the Community Development Authority for \$1.00.

NOW THEREFORE BE IT RESOLVED THAT, the Community Development Authority does authorize staff to sell the property at 340 Highland Avenue to WPHD for \$1.00 and the Community Development Authority Executive Director is here by authorized to execute any documents necessary to carry out the purposes of this resolution.

Adopted this 22nd day of June, 2016

Loretta Evans, Chairperson
Community Development Authority

ATTEST:

Julie Christensen, Executive Director



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REPORT TO THE BELOIT COMMUNITY DEVELOPMENT AUTHORITY

AGENDA ITEM: 5c

TOPIC: Resolution 2016-09, Recommending 2016 Community Development Block Grant Local Funding Priorities

ACTION: Approve Resolution 2016-09

PRESENTER: Teri Downing

STAFF REPORT:

HUD recommends that municipalities establish local goals in order to guide the allocation of local CDBG funds.

The City prepared the 2015-2019 Consolidated Plan, which is a 5-year strategic plan for the use of CDBG funds. Staff held three Steering Committee meetings with local agencies and community leaders to obtain input about the needs of the community and gaps in services. The following needs were identified in these meetings:

- Meeting 1: Housing and Homelessness
 - Need for rental assistance
 - Need for more case management and education in life skills and financial/budgeting
 - Need for activities that serve that comprehensively serve the neighborhood, not just the houses
- Meeting 2: Non-homeless Special Needs
 - Gap-in-service: Water and sewer bill assistance
 - Gap-in-service: Voluntary payee services
 - Great need for comprehensive/long-term case management for life-skills, budgeting education, and AODA issues
 - Great need for programs that concentrate on prevention instead of “fixing” problems after they occur.
 - Need for transportation

- Meeting 3: Community and Economic Development Needs
 - Gap in service: Programs for middle school and teenagers
 - Economic Development/Businesses: Lack of locally qualified workforce for very technical positions
 - Gap in service: Lack of training programs for very technical positions (chemicals, engineers, computers, etc.), which would qualify people for positions in newly developed and/or incoming companies/projects such as Kerry, NorthStar, Acculynx, and I-90/39 Expansion.
 - Need for programs that provide skills and education that correspond with employment opportunities in the community.
 - Need for local “job center”
 - Need for consolidating services instead of having numerous different “silo” locations to access assistance and resources
 - Need for transportation

The City also held listening sessions with the public in the last year, in which the following needs were identified: employment training, youth programming, deteriorating and vacant properties, and job opportunities.

Based on the information above, staff recommends the following funding priorities:

1. Public Service Programs which focus on comprehensive case management strategies, with priority given to neighborhood stabilization activities, education in budgeting and life skills, and employment training that corresponds with local employment opportunities.
2. Code Enforcement
3. Housing Rehabilitation
4. Economic Development Activities, with priority given to Technical Job Training

Attached is a resolution recommending funding priorities and Attachment A lists the funding priorities above as well as program administration and fair housing, which are required by the CDBG Program. You have the option to modify Attachment A to include the funding priorities the board would like to recommend to City Council. Attachment B outlines eligible CDBG activities.

After the CDA recommends approval of funding priorities, on July 20 the City Council will hold a public hearing on local needs and take action on the funding priorities. The priorities will then be incorporated into the 2017 application process which begins in mid to late July.

ATTACHMENTS:

Resolution 2016-09; Attachment A and Attachment B

**RESOLUTION 2016-09
RECOMMENDING 2017 COMMUNITY DEVELOPMENT BLOCK GRANT
LOCAL FUNDING PRIORITIES**

WHEREAS, the City of Beloit will be allocating Community Development Block Grant (CDBG) funds to eligible projects for 2017, and

WHEREAS, CDBG funds awarded to the City of Beloit are limited, and

WHEREAS, the Community Development Authority recommends that setting priorities for funding will ensure allocation to projects which will meet the greatest needs for the dollars spent.

NOW THEREFORE BE IT RESOLVED, that the 2017 CDBG local funding priorities are recommended to the City Council as shown on Attachment A.

Adopted this 22nd day of June, 2016.

Community Development Authority

Loretta Evans, Chairman
Beloit Community Development Authority

ATTEST:

Julie Christensen, CDA Executive Director

Attachment A
To RESOLUTION 2016-09
RECOMMENDING 2016 COMMUNITY DEVELOPMENT BLOCK GRANT
LOCAL FUNDING PRIORITIES

1. Public Service Programs which focus on comprehensive case management strategies, with priority given to neighborhood stabilization activities, education in budgeting and life skills, and employment training that corresponds with local employment opportunities.
2. Code Enforcement
3. Housing Rehabilitation
4. Economic Development Activities, with priority given to Technical Job Training
5. Program Administration
6. Fair Housing

Attachment B
To RESOLUTION 2016-09
RECOMMENDING 2016 COMMUNITY DEVELOPMENT BLOCK GRANT
LOCAL FUNDING PRIORITIES

Eligible CDBG Projects

Public Services: Provision of public services (including labor, supplies, and materials) including but not limited to those concerned with employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, homebuyer down payment assistance, or recreational needs.

Housing: This includes labor, materials, and other costs of rehabilitating houses; loans for financing indebtedness secured by a property being rehabilitated with CDBG funds; improvements to houses to increase energy efficiency; improvement to houses to increase water efficiency; connection of residential structures to water or sewer mains; administrative expenses related to a rehabilitation project funded with CDBG; and improvements to houses to improve the accessibility.

Property Acquisition: Acquisition of property for any public purpose which meets one of the national objectives.

Demolition: Clearance, demolition or removal of buildings and improvements, including movement of structures to other sites.

Code Enforcement: Costs incurred for inspection for code violations and enforcement of codes in deteriorating or deteriorated areas when such enforcement together with public or private improvements, rehabilitation or services to be provided maybe expected to arrest the decline of the area.

Commercial or Industrial Rehabilitation: The acquisition, construction, rehabilitation or installation of commercial or industrial buildings, structures and other real property equipment and improvements, including railroad spurs or similar extensions.

Micro-enterprise Assistance: The provision of assistance to businesses having five or fewer employees.

Planning: Activities that consist of data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans.

Public Facilities and Improvements: Acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements.

Special Economic Development Activities: Provision of assistance to a private for-profit business and economic development services related to the provision of assistance.

Fair Housing: Provision of fair housing service and fair housing enforcement, education and outreach

Interim Assistance: In areas where there are signs of physical deterioration and immediate action is needed, the repair of public infrastructure and special garbage, trash, and debris removal may be completed. Additionally, in emergency situations where public health and safety is at risk, the repair of streets, sidewalks, publicly owned utilities, and public buildings; the clearance of streets, and the improvement of private properties may be completed. These activities can only be completed to extent necessary to alleviate the emergency conditions.

Privately-owned Utilities: Acquire, construct, reconstruct, rehabilitate, or install distribution lines and facilities of privately-owned utilities.

Technical Assistance: Provide technical assistance to public or nonprofit entities to increase the capacity of such entities to carry out eligible neighborhood revitalization or economic development activities.